

Identification of Area 19

Name or Designation:

Ballard, Greenwood/Phinney, Aurora Avenue N, Green Lake

Boundaries:

North--North 95th Street from Puget Sound east to I5

South--I5 to North 50th Street.

West---North 50th Street to Phinney Avenue North

North --Phinney Avenue North to Northwest 60th Street

West---Northwest 60th Street to 15th Avenue Northwest

South--15th Avenue Northwest to the Ship Canal

Northwest through Salmon Bay to Shilshole Bay

West---Puget Sound from Shilshole Bay North to North 95th Street

Maps:

A general map of the area is included in this report. More detailed Assessor's maps are located on the 7th floor of the King County Administration Building.

Area Description:

Area 19 is comprised of four neighborhoods located in Northwest Seattle. They are older, established neighborhoods with a mix of residential, commercial and industrial properties. This area is in the process of transition observed through the demolition of existing residential, commercial and industrial improvements and subsequent construction of new mixed-use buildings, multi-family dwellings and commercial structures. It is divided into economic neighborhoods which include one or more business districts for assessment purposes.

Physical Inspection Area:

The physically inspected neighborhood was 19-60 (Green Lake). This neighborhood is bound on the north by North 95th Street, the east by I5, the south by 50th Street, and the west by Green Lake Way.

Area 19 is comprised of the following four neighborhoods:

Ballard (19-10) The majority of the commercial properties in this neighborhood are located on or near 15th Avenue NW and NW Market Street. This area is a mix of office buildings, grocery store chains, warehouse/industrial buildings, restaurants, service shops, retail stores, medical clinics, and other small businesses. The Ballard Swedish Medical office building is one of four Swedish office buildings to include parking structures that sold in 2004 to Publicly Traded Health Care Property Investors Incorporated. Swedish retains ownership of the ground beneath all five structures. Historic Ballard has become a popular location and some rehabilitation of older buildings has been occurring with the consequent infusion of new restaurants, studios, and retail businesses. Developers are maximizing density limits via new mixed use and multi family construction. Suburban style supermarkets are giving way to six story condominium towers and a mass transit system is in the works. The QFC supermarket on 24th Avenue NW will be demolished and replaced with a 45,525 square foot grocery store on the ground level and 230 apartments above. The Ballard neighborhood master plan includes a 1.4-acre park on the NW corner of 22nd Avenue NW and NW 57th Street and a public library and neighborhood service center at the SE corner of that intersection. Construction has begun on the library complex and should be complete by the end of 2005. Central Ballard has long been zoned to accommodate far more dense development. Plans include the outlines of large mix use structures that might potentially be built along the south side of NW 57th street currently dominated by low-rise buildings and surface parking lots. Ballard attractions include the Ballard Locks (officially the Hiram M. Chittenden Locks) and the Carl S. English Junior Botanical Gardens.

Greenwood, Phinney/Woodland Park, Aurora Avenue N (19-40) The majority of commercial properties in this neighborhood are located on or near Phinney Avenue N, Greenwood Avenue N, NW 85th Street and Aurora Avenue N. The commercial business in this neighborhood is a mix of office buildings, grocery store chains, retail stores, restaurants, service shops, galleries, and older mixed-use properties. The award winning Woodland Park Zoo is a well-established Seattle attraction in this neighborhood famed for pioneering naturalistic exhibits and setting a standard for zoos all over the world. Long-range plans for the zoo include a new parking garage, events center and an environmentally sustainable office building for the zoo staff. Development in this neighborhood has been on the rise in recent years. Phinney Ridge and Greenwood commercial districts overlap and the two communities do much of the neighborhood planning together. Developers are maximizing density allowances. The restaurant on the SW corner of 61st and Phinney Avenue N has been demolished and construction of a four-story multifamily mix-use building with a restaurant and commercial space is currently under construction. The Greenwood Library located on the SE corner of 81st and Greenwood Avenue N has been replaced with a new public library. The Greenwood town center master plan has gained widespread support. The City of Seattle will continue to work with community representatives to negotiate long-term plans with Fred Meyers and the Greenwood shopping center on NW 85th Street. Town center master plan discussions include a central plaza with a pedestrian friendly walkway that will attract business tenants, small shops, as well as innovative housing projects.

Crown Hill/North Ballard (19-50) The majority of commercial properties in this neighborhood are located on 15th Ave. NW from NW 60th St. north to Holman Road. In recent years, there has been a shift in housing from NW Market Street to NW 65th Street, due to commercial and mix-use development. Commercial properties in this area include retail stores, office buildings, service buildings, and mix-use properties. This neighborhood of Ballard is known for the Shilshole Marina, Golden Garden Park, waterfront restaurants, and the Nordic Heritage Museum.

Green Lake (19-60) The major commercial properties in this neighborhood are located between Green Lake Drive and I-5, from NE 65th Street to NE 75th Street. This is the center of neighborhood, which also includes the retail business and mixed-use properties along Green Lake Drive N between Densmore Avenue and Wallingford Avenue. Its commercial district overlaps Phinney Ridge, and the two communities do neighborhood planning together. VitaMilk Dairy, a well-established business for more than 60 years in Green Lake sold the name and some company assets in 2003. The plant has continued operations as a shipping center, but much of the space is vacant. The dairy owners are planning to redevelop the property with a six-story multi family mix use building. A rezone request to raise height limits across portions of the 3-acre area from 40 to 65 feet has been submitted to the City of Seattle. Green Lake Community Council is working with the owners to create a development that will be an asset to the community. The City of Seattle Department of Transportation is discussing a parking system project with community representatives that would result in better use of on street parking along Green Lake Drive. Green Lake a popular destination spot for people living within Seattle.

Preliminary Ratio Analysis:

A Preliminary Ratio Study of the sales of improved parcels was completed prior to the application of the 2005 recommended values. This study benchmarks the current assessment level and uniformity statistics using the 2004 posted values. The study was repeated after application of the 2005 recommended values. The results, which are included in the validation section of this report, show an improvement in the COV from 12.02% to 4.12%.

Scope of Data

Land Value Data:

Vacant sales from 1/2002 through 11/2004 (at a minimum) were given primary consideration for valuing land. Sales were all verified as good in the Assessor's records. Multi-parcel sales were also considered after combining the assessed values of all parcels involved in the sale.

Improved Parcel Total Value Data:

Improved sales from 1/2002 through 12/2004 (at a minimum) were given the most consideration for establishing total values. Sales information is obtained from excise tax affidavits and reviewed initially by the Accounting Division, Sales Identification Section. Information is analyzed and investigated by the appraiser in the process of revaluation. All sales were verified if possible by calling either the purchaser or seller, inquiring in the field or calling the real estate agent. Characteristic data is verified for all sales if possible. Due to time constraints, interior inspections were limited. Sales are listed in the "Sales Used" and "Sales Not Used" section of this report.

Land Value

Land Sales, Analysis, Conclusions:

All parcels in area 19 are located within the City of Seattle and various zoning designations are represented. Vacant land sales recorded between January 2002 and December 2004 were considered to be most representative of the current market. There were 23 land sales available to be used in the ratio calculation. Information from an additional 63 transactions involving parcels that reside in the residential system were taken into account during the land valuation process. Sales prices tended to increase near the neighborhood centers (Ballard, Greenwood, Phinney Ridge, Green Lake) and decrease when the proximity is close to Aurora Avenue N. In general, sales that occurred in 2002 garnered a lower price per square foot than those closed in 2004. Most of these parcels were improved at the time of sale and the structures then demolished to allow the land to be developed at its current highest and best use. The most prevalent activity appears to be with the multi family zoned parcels. Builders are maximizing the density potential of these multi-family zoned parcels through the construction of new common wall housing and multi-family dwellings offered for purchase or lease. A transition of industrial zoned land being developed to a commercial use is occurring in this area.

Ballard (19-10) This neighborhood includes the historic district and downtown business center of Ballard. The sales prices for commercial land range from \$75 to \$96 per square foot. Five commercial zoned land sales occurred during the given date parameters. The Key Bank sale zoned NC385 located on Market Street between 15th and 17th Avenue NW sold for \$85 per square foot. It is considered a land sale because the bank will be demolished and developed into a condominium project. The Wilson Ford split zoned NC165/NC365 sale, near the corner of Leary Way and NW Market Street sold for \$75.63 per square foot. It is considered a land sale because the site will be developed into a \$30 million senior housing project with retail space. The two NC365 zoned land sales located on 24th Avenue NW between NW 56th and 57th Street sold for \$75 and \$85.81 per square foot both will be developed into a mix use commercial/residential project. One multi parcel MRRC zoned land sale located on the SW corner of NW 58th Street and 24th Avenue NW occurred. The sites will be developed into a 31 unit apartment complex. Five L-3 zoned sales ranging from \$50.65 to \$95.74 per square foot.

Greenwood/Aurora (19-40) This neighborhood includes the eastern portion of Greenwood, Phinney Ridge/Woodland Park, and the Aurora Avenue N corridor. There were five commercial zoned land sales in this neighborhood located on Aurora Avenue N. These sales range from \$42.11 to \$58.38 per square foot. Commercial zoned values tend to be lower if close to or on Aurora Avenue N. These sales are considered land sales because the improvements add no contribution to the overall market values. The teardown sale located on N 50th will be developed into a mix use commercial/residential project.

Crown Hill (19-50) This is the most northwestern neighborhood in area 19 and is primarily zoned multi-family. Commercially zoned properties are prevalent along 15th Avenue NW and on NW 85th Street. The sales prices for commercial land range from \$41.82 to \$69.86 per square foot. The SFR teardown land sale NC240 is considered a land sale because the improvement adds no contribution to the overall market value. The SFR is on poor condition. The vacant land sale zoned NC240 located near the corner of NW 75TH Street and 15th Avenue NW sold for \$42.57 per square foot. The multi parcel parking lot sale zoned C140 located on the corner of Seaview Avenue NW and 37th Place NW sold for \$69.86 per square foot. The vacant land sale zoned NC240 located on 15th Avenue NW selling for \$41.82 per square foot has been developed into a mix use commercial/residential project.

Green Lake (19-60) This neighborhood includes the commercial area east of Green Lake. One commercial land sale occurred in this neighborhood during the given date parameters. The J.R. Dillon sale zoned C265 sold for \$53.97 per square foot. This sale is considered a land sale because the improvement adds no contribution to the overall market value. Multifamily L2 and L3 land continues to sell and be redeveloped.

Vacant Land Model:

The Sales Comparison approach to valuation was considered the most reliable and was utilized in the land valuation model. Values were estimated as a price per square foot. Location, zoning and development potential were the primary variables considered in the valuation process. The assessed land value for the 2004 assessment year for Area 19 was \$707,006,900. The recommended assessed land value for the 2005 assessment year (taxes payable in 2006) is \$761,434,900 which results in an average change from the 2004 assessment year of + 7.70%. This increase in land values is intended to improve uniformity, assessment levels and reflect continuing demand for land in the North Seattle real estate market.

Zoning	19-10 Ballard	19-40 Greenwood	19-50 Crown Hill	19-60 Green Lake
LDT	\$45	N/A	\$40	N/A
L1	N/A	\$40	\$40-\$50	\$40-\$45
L2, L2RC	\$55-\$60	\$45-\$55	\$45-\$55	\$50-\$60
L3, L3RC	\$55-\$60	N/A	\$50-\$60	\$45-\$65
MR, MR-RC	\$50-\$65 Sq. Ft.	N/A Sq. Ft.	N/A Sq. Ft.	N/A
C130, NC1-30	\$50	\$50	\$40-\$50	\$50-\$55
C140, NC1-40	N/A	\$40-\$45	\$40-\$50	\$45-\$55
C165, NC1-65	N/A	\$40-\$45	\$45	N/A
NC2-30	N/A	N/A	\$40	N/A
NC2-40	N/A	\$40-\$60	\$40-\$50	\$40-\$60
C265, NC2-65	\$50-\$55	\$40-\$55	N/A	\$55
NC3-40	\$50	\$40	\$40-\$50	\$55-\$60
NC3-65	\$45-\$75	N/A	N/A	N/A
NC3-85	\$70-\$75 Sq. Ft.	N/A Sq. Ft.	N/A Sq. Ft.	N/A Sq. Ft.
IG1U/65, IG2U/65	\$25-\$35	N/A	N/A	N/A
IBU45, IBU65	\$35 Sq. Ft.	N/A Sq. Ft.	N/A Sq. Ft.	N/A Sq. Ft.
MIO65, MIO65-NC-365	\$50-\$60	N/A	N/A	N/A
MIO105	\$50	N/A	N/A	N/A
MOI-NC-365	\$55-\$60	N/A	N/A	N/A
MIO-65-NC385	\$70-\$75 Sq. Ft.	N/A Sq. Ft.	N/A Sq. Ft.	N/A Sq. Ft.

Improved Parcel Total Values:

Sales comparison approach model description:

There were 39 improved sales in Area 19 that were considered to be fair market transactions. All sales were verified with a knowledgeable party when possible. Each sale was inspected and the recorded property characteristic adjusted when necessary. The resulting data was stratified according to use, location, age and size in order to establish appropriate ranges of price per square foot to use as guidelines.

Cost approach model description:

On those properties where a cost approach was done the Marshall & Swift Commercial Estimator was used. Depreciation was also based on studies done by Marshall & Swift Valuation Service. The cost was adjusted to the western region and the Seattle area.

Cost calibration:

Each appraiser valuing new construction can individually calibrate valuations to specific buildings in our area by accessing the computerized valuation model supplied by Marshall & Swift Valuation Service.

Income capitalization approach model description:

The income capitalization approach was considered for individual properties using economic rental rates taken from published sources and rental rate opinions from various Real Estate professionals active in specific areas. Rental surveys were also taken by each individual appraiser on specific properties. Expense ratios were estimated based on industry standards and familiarity of each area's operating expenses. Capitalization rates were determined by personal analysis of the sales in each area and industry averages.

The Income Approach was considered the most reliable method of valuation throughout area 19 and was facilitated when appropriate. Income tables were developed for all neighborhoods and applied to a variety of properties including, but not limited to, retail stores, service garages, offices, warehouses and industrial buildings. Net rents were used when possible. Vacancies rates in this area range from 5% to 10% depending on the area and property use. Some capitalization rates were adjusted from previous levels in response to the current real estate market.

Income approach calibration:

The tables were calibrated after setting economic rents, vacancy, expenses and capitalization rates by using adjustments based on size, effective age, and construction quality as recorded in the Assessor's records.

Property Type	Typical Rent Range	Overall Rent Range	Expenses	Overall Capitalization Rate Range
Offices, Medical Offices, Veterinary Hospitals, Dental Clinics	\$10.00-\$18.00	\$8.00-\$24.00	10.00% - 20%	8.00% -9.00%
Retail, Barber, Bar/Taverns, Mini Mart, Restaurant	\$10.00-\$17.00	\$8.00-\$21.00	10.00%	8.00% -9.00%
Warehouses; Storage/ Distribution/ Food Stores, Light Industrial Basement Finished	\$6.00-\$8.00	\$4.00-\$11.00	10.00%	8.00% -9.00%
Offices; Mezzanine/ Warehouse/ Basement, Loft Health Club, Supermarket, Discount Store	\$8.00-\$15.00	\$4.00-\$14.00	10.00%	8.00% -9.00%
Service Repair Garages, Automotive Centers	\$8.00-\$11.00	\$7.00-\$16.00	10.00%	8.00% -9.00%
Equipment Building, Garage Storage, Sheds, Basement Parking	\$2.00-\$2.50	\$1.00-\$3.50	10.00%	8.00% -9.00%
Mini-Lubes	\$10.00-\$22.00	\$16.00-\$22.00	10.00%	8.00% -9.00%

Model Validation

Total Value Conclusions, Recommendations and Validation:

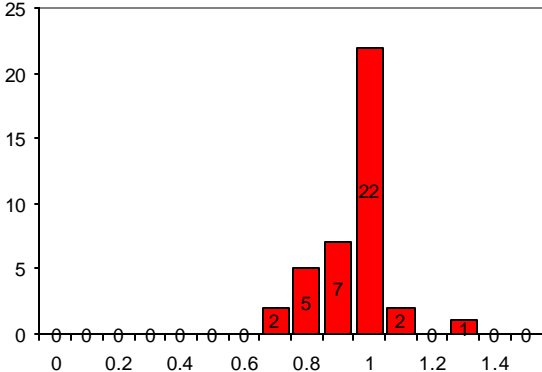
Appraiser judgment prevails in all decisions regarding individual parcel valuation. Each parcel is field reviewed and a value selected based on general and specific data pertaining to the parcel, the neighborhood, and the market. The Appraiser determines which available value estimate may be appropriate and may adjust for particular characteristics and conditions as they occur in the valuation area.

Application of the total Value Model, described above results in improved equity between individual properties, as shown by the improvement in the COV from 12.02% to 4.12% and the COD from 8.49% to 2.93%. This reflects a marked improvement from previous values. In addition, the resulting assessment level is 96.9% and falls within IAAO performance guidelines. These figures are presented in the 2004 and 2005 Ratio Analysis charts included in this report.

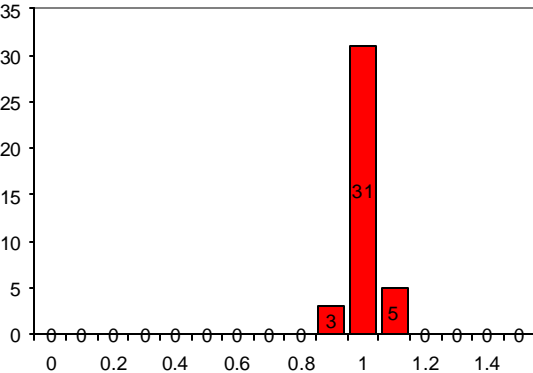
The total assessed value for the 2004 assessment year for Area 19 was \$1,056,203,600. The total recommended assessed value for the 2005 assessment year is \$1,133,084,195.

Application of these recommended values for the 2005 assessment year (taxes payable in 2006) results in an average total change from the 2004 assessments of +7.28%. This increase is due in part to the strong demand for land to develop and previous assessment levels.

Area 019 - Ballard/CrownHill/Green Lake
A 2005 Ratio Looking At Sales
Using The 2004 Assessed Values

Quadrant/Crew:	Lien Date:	Date:	Sales Dates:																
North Crew	1/1/2004	3/30/2005	1/1/02 -01/31/05																
Area	Appr ID:	Prop Type:	Trend used?: Y / N																
19	BCHR	Improvement	N																
SAMPLE STATISTICS																			
Sample size (n)	39	<div>Ratio Frequency</div>  <p>A histogram showing the frequency of ratios. The x-axis is labeled 'Ratio' and ranges from 0 to 1.4 with increments of 0.2. The y-axis ranges from 0 to 25 with increments of 5. The bars are red with black outlines. The frequencies for each ratio bin are: 0.7-0.8: 2; 0.8-0.9: 5; 0.9-1.0: 7; 1.0-1.1: 22; 1.1-1.2: 2; 1.2-1.3: 1; 1.3-1.4: 0.</p> <table border="1"><thead><tr><th>Ratio</th><th>Frequency</th></tr></thead><tbody><tr><td>0.7-0.8</td><td>2</td></tr><tr><td>0.8-0.9</td><td>5</td></tr><tr><td>0.9-1.0</td><td>7</td></tr><tr><td>1.0-1.1</td><td>22</td></tr><tr><td>1.1-1.2</td><td>2</td></tr><tr><td>1.2-1.3</td><td>1</td></tr><tr><td>1.3-1.4</td><td>0</td></tr></tbody></table>		Ratio	Frequency	0.7-0.8	2	0.8-0.9	5	0.9-1.0	7	1.0-1.1	22	1.1-1.2	2	1.2-1.3	1	1.3-1.4	0
Ratio	Frequency																		
0.7-0.8	2																		
0.8-0.9	5																		
0.9-1.0	7																		
1.0-1.1	22																		
1.1-1.2	2																		
1.2-1.3	1																		
1.3-1.4	0																		
Mean Assessed Value	501,200																		
Mean Sales Price	543,100																		
Standard Deviation AV	309,913																		
Standard Deviation SP	307,753																		
ASSESSMENT LEVEL																			
Arithmetic mean ratio	0.911	<div>These figures reflect measurements <u>before</u> posting new values.</div>																	
Median Ratio	0.932																		
Weighted Mean Ratio	0.923																		
UNIFORMITY																			
Lowest ratio	0.6776																		
Highest ratio:	1.2363																		
Coefficient of Dispersion	8.49%																		
Standard Deviation	0.1095																		
Coefficient of Variation	12.02%																		
Price-related Differential	0.99																		
RELIABILITY																			
95% Confidence: Median																			
Lower limit	0.895																		
Upper limit	0.969																		
95% Confidence: Mean																			
Lower limit	0.877																		
Upper limit	0.945																		
SAMPLE SIZE EVALUATION																			
N (population size)	918																		
B (acceptable error - in decimal)	0.05																		
S (estimated from this sample)	0.1095																		
Recommended minimum:	19																		
Actual sample size:	39																		
Conclusion:	OK																		
NORMALITY																			
Binomial Test																			
# ratios below mean:	14																		
# ratios above mean:	25																		
z:	1.601281538																		
Conclusion:	Normal*																		
*i.e., no evidence of non-normality																			

Area 019 - Ballard/CrownHill/Green Lake
2005 Assessment Year
Ratio of sales to 2005 AV

Quadrant/Crew:	Lien Date:	Date:	Sales Dates:
North Crew	1/1/2005	3/30/2005	1/1/02 -01/31/05
Area	Appr ID:	Prop Type:	Trend used?: Y / N
19	BCHR	Improvement	N
SAMPLE STATISTICS			
Sample size (n)	39	<div>Ratio Frequency</div> 	
Mean Assessed Value	526,100		
Mean Sales Price	543,100		
Standard Deviation AV	304,424		
Standard Deviation SP	307,753		
ASSESSMENT LEVEL			
Arithmetic mean ratio	0.964	<div>These figures reflect measurements <u>after</u> posting new values.</div>	
Median Ratio	0.968		
Weighted Mean Ratio	0.969		
UNIFORMITY			
Lowest ratio	0.8241		
Highest ratio:	1.0300		
Coefficient of Dispersion	2.93%		
Standard Deviation	0.0397		
Coefficient of Variation	4.12%		
Price-related Differential	0.99		
RELIABILITY			
95% Confidence: Median			
Lower limit	0.953		
Upper limit	0.986		
95% Confidence: Mean			
Lower limit	0.951		
Upper limit	0.976		
SAMPLE SIZE EVALUATION			
N (population size)	918		
B (acceptable error - in decimal)	0.05		
S (estimated from this sample)	0.0397		
Recommended minimum:	3		
Actual sample size:	39		
Conclusion:	OK		
NORMALITY			
Binomial Test			
# ratios below mean:	14		
# ratios above mean:	25		
z:	1.601281538		
Conclusion:	Normal*		
*i.e., no evidence of non-normality			

Improvement Sales for Area 019 with Sales Used

Area	Nbhd	Major	Minor	Total NRA	E #	Sale Price	Sale Date	SP/ NRA	Property Name	Zone	Par. Ct.
019	010	276770	0445	10,560	1913681	\$1,600,815	09/30/02	\$151.59	THE FORUM OFFICE BLDG	NC3-65	1
019	010	276770	0715	4,800	2060366	\$1,000,000	08/03/04	\$208.33	BALLARD MEDICAL & DENTAL CLINIC		1
019	010	276770	0850	2,462	1898206	\$443,750	07/11/02	\$180.24	SIP N SHIP	NC3-85	1
019	010	276770	2340	6,419	1999078	\$833,000	10/29/03	\$129.77	AMERICAN PIONEER	C1-65	1
019	010	276770	2855	9,920	1895623	\$1,100,000	06/12/02	\$110.89	THAIKU RESTAURANT	NC2-65	1
019	010	276770	3160	4,950	2009696	\$800,000	12/19/03	\$161.62	TAVERN/LOUNGGE	NC3-65	1
019	010	276770	3730	2,284	1994074	\$420,000	09/25/03	\$183.89	VACANT BUILDING	NC3-85	1
019	040	062504	9346	896	2070964	\$450,000	09/10/04	\$502.23	PHONE STORES	NC3-40	2
019	040	099300	0565	4,684	2031706	\$575,000	04/14/04	\$122.76	TRAVELERS III	C1-65	1
019	040	291920	1000	3,600	1942026	\$490,000	02/20/03	\$136.11	CITY PETS		1
019	040	291920	1290		2061125	\$857,400	08/05/04	\$0.00	VACANT LAND		2
019	040	291920	1300	9,385	2061125	\$857,400	08/05/04	\$91.36	CANCUN & APT	NC2-40	2
019	040	336240	0675	7,194	1890201	\$575,000	06/05/02	\$79.93	APTS/COMML/SFR	L-3	1
019	040	336240	0675	7,194	2092858	\$700,000	12/27/04	\$97.30	APTS/COMML/SFR	L-3	1
019	040	336240	0760	1,952	2030555	\$315,000	04/07/04	\$161.37	BETHS CAFE	NC3-40	1
019	040	336390	0216	6,687	1988122	\$799,650	09/12/03	\$119.58	RETAIL/5 RES UNITS	NC2-40	1
019	040	379700	0785	6,000	1928232	\$765,500	12/11/02	\$127.57	OTHER RETAIL	NC3-40	1
019	040	379700	1005	1,055	1979716	\$302,500	07/16/03	\$286.73	ARABIAN DRY CLEANERS	NC3-40	1
019	040	379700	1305	2,412	1941626	\$325,000	02/25/03	\$134.74	MARIA'S BEAUTY SHOP	NC3-40	1
019	040	379700	2115	1,666	2002093	\$329,000	11/13/03	\$197.48	ALBERT W FELTS ACCOUNTANT	NC3-40	1
019	040	379700	2120	2,700	1964081	\$315,000	05/21/03	\$116.67	OFFICE & APT & RES.	NC3-40	1
019	040	379700	2305	2,534	1992114	\$280,000	09/25/03	\$110.50	CAMERA SHOW	NC3-40	1
019	040	379700	2315	1,978	1986351	\$255,000	09/02/03	\$128.92	BEAUTY SHOP & APT	NC3-40	1
019	040	643000	0191	1,630	1863293	\$325,000	01/15/02	\$199.39	GREEN LAKE DENTISTRY	C1-40	1
019	040	643050	0342	4,048	1929198	\$710,000	12/19/02	\$175.40	MACPHERSONS REAL ESTATE OFFIC	NC2-40	1
019	040	643150	0381	7,580	2094575	\$800,000	12/16/04	\$105.54	LINE RETAIL	NC2-65	1
019	040	732190	0220	4,489	1927451	\$525,000	12/13/02	\$116.95	EMERALD CITY CHIROPRACTIC	NC2-40	1
019	040	926670	0005	2,561	2022667	\$370,000	02/23/04	\$144.47	DAIMLER AUTOMOBILES	C1-40	1
019	050	046100	2730	3,147	1898866	\$450,000	07/19/02	\$142.99	ERICKSON TAX SERVICE	NC2-40	1
019	050	046100	2750	1,200	2034512	\$248,000	04/26/04	\$206.67	Bonnies Hair Design	NC2-40	1
019	050	094500	0600	5,624	2047426	\$705,000	06/08/04	\$125.36	OFFICE RESTAURANT SHOP	NC2-40	1
019	050	094500	0630	2,436	1873301	\$300,000	03/13/02	\$123.15	FRAME PLUS & SFR	NC2-40	1
019	050	094600	0320	2,657	1942051	\$310,000	02/26/03	\$116.67	FIRST PRICE CLEANERS	L-3	1
019	050	123200	1125	1,712	2056461	\$320,000	07/13/04	\$186.92	DR JAMES ANDERSON	NC2-40	1
019	050	123200	1130	1,200	2066490	\$166,000	08/26/04	\$138.33	APPLIANE REPAIR	NC2-40	1
019	050	277660	0117	2,204	1908362	\$380,000	09/05/02	\$172.41	SMALL OFFICE BUILDING	NC2-40	1
019	050	292270	0355	672	2021851	\$215,000	02/02/04	\$319.94	STATE FARM INSURANCE OFFICE	NC1-40	1
019	050	292270	0360	1,512	2016695	\$250,000	02/02/04	\$165.34	DUPLEX (CONV.SING.FA.RES)	NC1-40	1
019	050	305270	0090	4,500	1984676	\$450,000	08/28/03	\$100.00	TRANSMISSION SHOP	NC2-40	1
019	050	349130	0109	9,170	1937397	\$1,050,000	01/27/03	\$114.50	RIDLOW PET STORE	NC2-40	2
019	050	602150	3255	1,366	2031477	\$275,000	04/08/04	\$201.32	DAYCARE	NC2-40	1
019	050	751850	0500	2,695	2013863	\$355,000	01/13/04	\$131.73	RETAIL & OFFICE	NC2-40	1
019	050	751850	0945	3,570	2068115	\$512,000	08/27/04	\$143.42	C M HOSKINS CO	NC2-40	1
019	050	758920	0115	8,229	1919488	\$425,000	10/24/02	\$51.65	NEW WORLD	NC3-40	1
019	060	335950	0655	4,140	2021168	\$675,000	02/24/04	\$163.04	RETAIL	NC1-30	1
019	060	955020	1085	3,450	1876956	\$525,000	03/29/02	\$152.17	50TH ST DELI MART	NC1-30	1

Vacant Sales for Area 019 with Sales Used

Area	Nbhd.	Major	Minor	Land Area	E #	Sale Price	Sale Date	SP / Ld. Area	Property Name	Zone	Par. Ct.
019	010	117500	0899	7.267	2007665	\$549,950	12/09/03	\$75.68	TEARDOWN LAND SALE	L-3	1
019	010	276760	4031	5.000	2078577	\$897,000	10/15/04	\$96.45	DUPLEX - FV \$1000	MR-RC	2
019	010	276770	0050	10.000	1991079	\$750,000	08/27/03	\$75.00	VACANT LAND	NC3-65	1
019	010	276770	0115	23.600	2085576	\$2,025,000	11/23/04	\$85.81	TEARDOWN LAND SALE	NC3-65	2
019	010	276770	0710	30.000	2016636	\$2,550,000	01/30/04	\$85.00	KEY BANK-TEARDOWN LAND SALE	NC3-85	1
019	010	276770	2915	114.377	1891834	\$8,650,000	06/13/02	\$75.63	WILSON FORD TEARDOWN	C1-65	6
019	010	276770	2950	4.400	1976502	\$625,000	07/25/03	\$142.05	OFFICE BUILDING	C1-65	1
019	010	867340	0170	4.700	2084843	\$450,000	11/17/04	\$95.74	DUPLEX-TEARDOWN LAND SALE	L-3	1
019	010	867340	0175	4.700	2084840	\$450,000	10/27/04	\$95.74	DUPLEX-TEARDOWN LAND SALE	L-3	1
019	010	117500	0940	5.450	1936893	\$330,000	01/30/03	\$60.55	TEARDOWN-VACANT LAND	L-3	1
019	010	276760	4655	5.000	1944885	\$320,000	03/11/03	\$64.00	TEARDOWN-VACANT LAND	L3 RC	1
019	040	099300	0630	9.500	2075349	\$400,000	10/05/04	\$42.11	AURORA FLOWER	C1-65	1
019	040	336340	0320	5.180	2039661	\$400,000	05/14/04	\$77.22	THOMAS & THOMAS EURPEAN AUTO REP	NC2-40	1
019	040	948270	0295	8.735	2065988	\$510,000	08/18/04	\$58.38	VACANT RETAIL BUILDING	NC3-40	1
019	040	339290	0005	16.553	2032013	\$830,000	04/05/04	\$50.14	VACANT OFFICE CAR SALES LOT	C1-40	1
019	040	643000	0005	6.049	1933588	\$275,000	01/10/03	\$45.46	FAIRWAY MOTORS	C1-40	1
019	040	955020	1095	5.200	1865925	\$244,656	01/31/02	\$47.05	TEARDOWN NC APT TRANS TO RC	NC130	1
019	050	102503	9089	5.726	2076552	\$400,000	10/13/04	\$69.86	LAND SALE - PARKING LOT	C1-40	2
019	050	123200	1300	3.289	2068783	\$140,000	09/08/04	\$42.57	VACANT LAND	NC2-40	1
019	050	751850	0760	8.801	2067487	\$415,000	08/20/04	\$47.15	SFR TEARDOWN	NC2-40	1
019	050	276760	0610	15.000	1883129	\$775,000	04/26/02	\$51.67	ZESTO'S RESTAURANT	NC3-40	1
019	050	751850	0740	4.400	1907069	\$184,000	08/29/02	\$41.82	VACANT LAND	NC240	1
019	060	431070	2985	12.506	2053381	\$675,000	07/07/04	\$53.97	J R DILLION & CO	C2-65	1